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NEIGHBORHOOD CLASSIFICATION SYSTEM

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A description of methodologies
used in monitoring neighborhood change,
including a recommended system for Santa Clara County.

**SANTA CLARA COUNTY PLANNING DEPARTMENT
HOUSING & COMMUNITY DEVELOPMENT DIVISION**
70 W. HEDDING STREET
SAN JOSE, CA 95110
(408) 299-2521

STAFF

Isao Kobashi	Senior Planner
Bob Ruff*	Planner III
Glenn Miller*	Planner II
Amy Shiozaki*	Clerk III
Kim Norton*	Clerk III
Charles Chew	Planner III
John Piper	Planner III
Bill McWood	Planner I
Rudy Sanchez	Rehabilitation Specialist
Don Buchweitz	Rehabilitation Specialist
Bob Rathbun	Rehabilitation Specialist

*Report Preparation Responsibility

The Santa Clara County Planning Department solicits comments and suggestions on successful neighborhood classification techniques used by communities throughout the nation. Staff persons who have developed systems which are currently in use can send descriptions of their systems to Isao Kobashi at the Santa Clara County Planning Department

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NEIGHBORHOOD CLASSIFICATION SYSTEM

This is the second of three reports prepared by Santa Clara County as a part of its continuing housing and neighborhood conservation program.

Reports prepared in this series:

- o NEIGHBORHOOD CONSERVATION RESOURCES HANDBOOK
- o NEIGHBORHOOD CLASSIFICATION SYSTEM
- o NEIGHBORHOOD CONSERVATION STRATEGY

July, 1978

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NEIGHBORHOOD CLASSIFICATION STUDY

EXECUTIVE SUMMARY

Neighborhood Classification System is the second of three reports of the Santa Clara County neighborhood conservation study. Funded by a 701 Comprehensive Planning Grant, the study was undertaken to promote the development of coordinated and comprehensive neighborhood conservation strategies for the cities in Santa Clara County. Its primary emphasis was to determine methods for preventing neighborhood decline. Secondly, its purpose was to suggest appropriate actions to successfully upgrade areas already in a declining or deteriorated condition.

The first report of the study, **Neighborhood Conservation Resources Handbook**, identified and described federal, state, local and private programs and actions which could be used in the conservation of housing and neighborhoods. Many of the programs listed in that report are designed to address specific identified neighborhood conditions or problems. In the past, many unsuccessful conservation efforts can be traced to a mismatch of programs to neighborhood conditions. This resulted in unsuccessful projects, wasted funds, and the frustration and disenchantment of residents and city personnel. Therefore, it was recognized that a clear understanding of the conditions and trends in a neighborhood is necessary in order to successfully link the appropriate conservation resource to the type of neighborhood the resource can successfully address.

It is the intent of this report to identify a process which can be used to analyze neighborhoods on an ongoing basis so that not only the relative NEED for conservation actions is defined on both a county and city level, but also pertinent physical, social and economic characteristics are identified so that programs can be developed which recognize and address those characteristics. The recommended neighborhood analysis process identifies areas with different types of characteristics and classifies them according to their relative need for conservation actions. This will assist communities in selecting appropriate areas to commit their limited neighborhood and housing conservation funds. Housing staffs of cities should find this report helpful in developing their specific local system for monitoring neighborhood conditions and trends and in the selection of appropriate resources for implementation within their communities.

This report describes five major neighborhood monitoring systems used around the nation and describes the typical neighborhood evolutionary process common to many cities. The report then describes the purpose, roles, and anticipated problems in developing a local system for the monitoring and classification of neighborhoods. Using this information, a recommended system which can be used in Santa Clara County is described. The recommended system has two levels; one performed by the county for areawide analysis; the other performed by the cities for detailed neighborhood analysis. The final section of the report discusses the application of the system for conservation decision making.

Neighborhood Conservation Strategy, the final report in this series, presents the methodology that cities can follow in developing and implementing a comprehensive neighborhood conservation strategy. Contained within that report is a NEIGHBORHOOD CONSERVATION RESOURCE MATRIX which links resources identified in **Neighborhood Conservation Resource Handbook** with the types of neighborhoods identified in **Neighborhood Classification System**. The report also lists the general steps which should be followed in the development of a specific local strategy.

NEIGHBORHOOD CLASSIFICATION SYSTEM

INTRODUCTION

A desirable and pleasant living environment has been created and maintained in the majority of neighborhoods in Santa Clara County. Compared to older urbanized areas in California and other states, the physical condition of most Santa Clara County neighborhoods is good. For this reason, actions to prevent the neighborhoods from deteriorating is a first priority in neighborhood conservation. As this is being accomplished, other actions can deal with correcting undesirable conditions in neighborhoods that have deteriorated or are showing signs of physical change. Except in very affluent cities, much of the housing built before 1940 and a significant portion of the housing built in the 1950's are showing visible signs of aging and neglect. In the absence of a comprehensive housing maintenance and conservation strategy, cities in the county may face the need for extensive remedial programs in the future. By taking immediate action in neighborhoods beginning to decline, deterioration trends can be reduced or stopped and a community will save money that would have been necessary for future remedial programs. Planning and housing officials must recognize changing neighborhood conditions and design and utilize strategies to prevent deterioration, maintain viable neighborhoods and strengthen areas which show signs of economic stagnation.

In smaller cities, changing neighborhoods with incipient decline can often be easily detected. Larger cities necessitate a more comprehensive and ongoing evaluation. Currently, most Santa Clara County cities determine housing conservation treatment areas informally by using census data, building survey information, personal staff observations and exterior housing condition surveys. The process usually does not include extensive ongoing housing data collection and formal monitoring of changing conditions in neighborhoods. This report provides the framework for a more comprehensive and systematic ongoing neighborhood analysis.

NEIGHBORHOOD CLASSIFICATION SYSTEMS USED AROUND THE NATION

A number of cities throughout the nation have designed formal systems for identifying physical, social and economic change within their neighborhoods. Cities have developed these systems in order to identify existing conditions and changing neighborhood trends so that their limited funds may be allocated for housing conservation through a systematic process of decision making.

The majority of neighborhood classification systems developed to date document community conditions on a census tract level. Various types of data are collected and analyzed by census tract and the results combined to give a total relative picture of the conditions within the tract. When these census tract totals are compared with each other, the relative "need" for housing conservation measures has been identified. Subsequently, decisions are made from this information on the extent of conservation actions to be programmed and the location of areas to concentrate specific programs or actions.

There are significant variations in the types of data used in different systems. Appendix 1 is a catalog of the major indicators of housing and neighborhood quality which could be used in a comprehensive neighborhood classification system.

The following is a brief description of the variety of existing classification methods currently in use.

The Milwaukee System

A neighborhood classification model designed in Milwaukee in 1975 systematically identified the relative status of residential areas throughout the city at one point in time. The system incorporates a declination scale developed by the Real Estate Research Corporation of Chicago. Ten indicators were selected to document neighborhood conditions. These were grouped into three overall categories: housing quality, neighborhood stability, and deterioration potential. Census data was used for 9 of the 10 indicators. A housing condition survey was the only non-census data source. After the data for the 10 indicators had been collected, a mathematical formula combined the 20 indicators into one overall census tract condition. The tracts were then separated into five relative classes of neighborhood condition. These were defined as Stable and Viable, Incipient Decline, Clear Decline, Heavy Decline, and Unhealthy and Nonviable. The data used in the Milwaukee model could be supplemented by other data, such as tax assessor or building department statistics, as local need requires. After this information had been computerized and mapped, the relative conditions of the city had been identified and the need for various types of neighborhood assistance was documented. The Milwaukee system did not attempt to directly link specific conservation resources to the identified neighborhood types. A more involved model has been subsequently developed by the city of Milwaukee and is currently being tested. It incorporates a wider variety of information from different sources into the analysis.

The R.L. Polk Company's Profiles of Change

In an effort to generate ongoing neighborhood data and analysis, many cities today are utilizing the R.L. Polk Company's **Profiles of Change**. The Polk Company produces an annual City Directory in many communities which lists the name, address, and occupation of persons within the city. The information is collected annually through a 100% door-to-door survey with an 80% to 95% response rate. Most of the cities in Santa Clara County have this service. Under contract to a local government, the Polk Company will add questions to their regular survey which will help detect changes in the social and economic fabric of the community. This data is collected by address and aggregated by census tracts. The company can also incorporate locally designated boundaries into their system to present information by specific neighborhoods.

Profiles of Change is not a formal classification system but is a detailed neighborhood level data source. It emphasizes the year-to-year change in neighborhoods. In addition to documenting the current conditions and characteristics of the neighborhood, it isolates the new resident characteristics so that trends can be easily identified. Characteristics analyzed include housing vacancies; one person households; households with children; female, retired and jobless heads of household; renting and ownership characteristics in an area; and occupation changes of members of a household. With the **Profiles of Change** package, a locality gets over 300 maps illustrating different characteristics; a ranking of census tracts (or locally designated neighborhoods) according to 8 key indicators, a clear methodology on how to use the data; and an identification of areas which have the best chance for a positive return on public investments. Polk is an acceptable source of information for Federal applications.

The Memphis System

The City of Memphis has developed a system to assist in targeting Community Development Block Grant (CDBG) funds in selected neighborhoods. Memphis devised an Environmental Services Index where each street segment was rated on a 0 to 100 scale on 34 different items. The results were then converted to four separate indexes: Environmental Services Index; Structural Rating Scale; Cross Impact Analysis; and a Socioeconomic Index. These four indexes were overlayed onto census tract maps. The census tract boundaries were not intended to be used as boundaries for treatment areas, but were used as a convenient method of establishing reference points for further mapping. CDBG projects would be applied to individual groups of street segments with similar characteristics and problems. Specific treatment strategies, titled Surveillance, Maintenance, Maintenance and Minor Rehabilitation, Major Rehabilitation and Minor Redevelopment, and Major Redevelopment were applied to the Environmental Services Index and Structural Rating Index to determine appropriate treatment techniques.

Memphis used additional levels of analysis to further determine appropriate target areas. A point scale was developed to rate a variety of variables that could affect a project. These ranged from "Growth Pattern Compatibility", which measured the potential growth trends in an area which could influence proposed treatments, to needed "Completion Time" for the project.

MIT Neighborhood Change Model

Researchers at Massachusetts Institute of Technology (MIT) have developed a different kind of neighborhood change model which is currently being tested in six cities. The MIT model attempts to identify various factors which cause change in a neighborhood and then make predictions as to the future of that area. Although it is not a neighborhood classification system in terms of current housing and neighborhood conditions, it does attempt to identify change in small subareas of a community. The model uses a variety of data sources relying primarily upon census data. For periods after 1970, it incorporates alternate data sources such as employment statistics, R.L. Polk data, special census information and neighborhood surveys. The model does not attempt to tie in actions or resources needed to deal with neighborhood change. The MIT model relies on a computer based analysis. Very extensive data collection and computerization is required.

Association of Bay Area Government's Neighborhood Profiles

The Association of Bay Area Governments (ABAG) examined housing conditions in the Bay Area from 1960 to 1970 from a regional perspective. ABAG developed a series of neighborhood profiles by census tract which included indicators of the physical condition of housing and the socioeconomic characteristics of the occupants.

The ABAG system compared individual census tracts within counties to the median characteristics of all census tracts within the region. Over 30 indicators were used in the analysis. After combining the data into one overall census tract average, four types of areas were identified for neighborhood conservation strategies, as shown on Table 1. Their analysis of Santa Clara County showed that 15% of all housing required an intensive strategy; 11% a supportive strategy; 19% a remedial strategy; and 55% a maintenance

strategy. A number of tools for housing conservation were described in the report and linked to the four strategy areas.

Other Systems or Methods

Other methodologies for neighborhood analysis and classification have been developed and employed in various communities. Richmond, Virginia, supplements its **Profiles of Change** data with welfare statistics and changes in residential assessment. Cincinnati uses a Real Estate Research System in analyzing 44 neighborhoods according to "community balance", which examines neighborhoods in terms of achieving defined goals for each neighborhood. The Texas Department of Community Affairs has designed a method for analyzing housing conditions by using pictures of housing at various states of deterioration. Using the pictures as guides, neighborhood surveyors analyze the condition of separate housing elements and then separately weigh the ratings by computer to come up with cumulative evaluations of a housing unit's condition. The City of Bellevue, Nebraska, has used thermal infrared photographs taken from the air to determine excessive dwelling heat loss. Maps showing dwelling units loosing heat are generated which assist in determining neighborhood winterization needs.

As can be seen, there are many types of neighborhood classification methods and systems. Communities must choose the system and individual neighborhood change indicators which are best suited to local conditions and will best serve local needs. The system must also recognize the staff capabilities of the community in collecting and analyzing data on an ongoing basis. In addition, it must be recognized that in order to adequately monitor neighborhood change, factors other than housing condition must be considered. Many systems are criticized because the neighborhood indicators are not reflective of the wide spectrum of characteristics in neighborhood evolution.

Economic, social, psychological and demographic indicators are stressed by Roger Albrandt and Paul Brophy in¹ their article entitled "Describing Neighborhood Conditions and Neighborhood Change". They state that the traditional tools for measuring neighborhood conditions focus primarily on physical conditions, leading to potentially erroneous observations and recommendations on conservation actions. They stress utilizing additional indicators to measure total neighborhood conditions. These include economic indicators (property values, loans by financial institutions, building permits, property tax delinquencies, rents and household income) social and attitudinal indicators (health problems, crime rate, school quality, levels of achievement by students, resident observations and attitudes) and demographic indicators (population, race, age, and tenure characteristics).

The use of all these indicators would require a great amount of time and energy to tabulate changing conditions. In addition, some of the data is very hard to obtain, or difficult to obtain in a systematic, ongoing manner. However, it is important to include

1. Roger Albrandt and Paul Brophy, "Describing Neighborhood Conditions and Neighborhood Change", Neighborhood Revitalization: Theory and Practice, Lexington Books, Lexington, Mass., 1975.

TABLE 1. HOUSING CONSERVATION STRATEGIES
ASSOCIATION OF BAY AREA GOVERNMENTS

1. AREAS REQUIRING AN INTENSIVE STRATEGY

These are areas which in 1960 were determined to be low in "relative position" and either maintained that status or showed signs of further deterioration during the 1960-70 period. It is assumed that (1) these areas have major problems with regard to physical condition, and (2) their populations are in such circumstances that they cannot carry out the needed improvements without a large degree of public and institutional assistance.

2. AREAS REQUIRING A SUPPORTIVE STRATEGY

These are areas which in 1960 were determined to be low in "relative position" and made significant progress toward improvement during the 1960-70 period. These areas are assumed to have had significant problems with the physical condition of their housing and the population's ability to take appropriate actions, but have since made enough progress in one or both areas to give promise of achieving a point of self-sufficiency. The approach to a solution should be one that supports productive efforts of the past and promotes an increasing independence on the part of area residents with regard to improving the quality of their neighborhood.

3. AREAS REQUIRING A REMEDIAL STRATEGY

These are areas which in 1960 were determined to be medium or high in "relative position" and showed signs of deterioration in housing and/or circumstances of the population during the 1960-70 period. These areas may be experiencing a transition in their resident makeup, have developed isolated instances of blighted condition, or suffered a general economic decline. The approach to a solution would be one of giving concentrated attention, possibly of a small-project nature, toward bringing the area back to its former condition.

4. AREAS REQUIRING A MAINTENANCE STRATEGY

These are areas which in 1960 were determined to be medium or high in "relative position" and have been able to maintain that condition during the 1960-70 period. Indicators show that the condition of their housing remains standard and their population is stable or has improved in terms of economic level and living situation. The approach to a solution should be one that emphasizes vigilance, protection from blighting influences, and education of area residents and public officials toward housing conservation principles.

Source: **Conserve - Toward Community Strategies for Conserving the Region's Housing Stock - ABAG 1974.**

significant social, economic, and demographic data as well as subjective attitudes and perceptions of residents if the system is to successfully determine neighborhood characteristics which must be addressed by proposed conservation measures.

Through the measurement of these various indicators, a comprehensive system should identify a neighborhood's position or stage in the neighborhood change process.

NEIGHBORHOOD CHANGE PROCESS

Extensive research has taken place in the past on the traditional neighborhood change process. Once neighborhoods develop, they have historically gone through evolutionary stages whereby residents were replaced by newcomers with different social and economic characteristics. Over time, the process repeats itself and a wide diversity of people move in and out of a neighborhood. In some neighborhoods people with less financial ability to maintain their housing replace those leaving the area. This has often led to changes within the neighborhood and, in many cases, physical decline. Cities have been unable to effectively influence this deterioration because either housing conservation measures were implemented at too late a date to be successful, or the wrong approaches were used to foster stability. In order to create successful efforts to maintain viable neighborhoods, an understanding of the traditional neighborhood change process is needed. At that point, a method for targeting appropriate resources to areas in different stages of the cycle can be developed.

The U.S. Department of Housing and Urban development (HUD) has identified a neighborhood change process in its report entitled **The Dynamics of Neighborhood Change**¹. It describes a five-stage cycle for declining neighborhoods. These are titled Healthy, Incipient Decline, Clearly Declining, Accelerating Decline and Abandoned. The document was prepared to provide policy and program decision makers with a useful overview of the neighborhood change process. This was done because inappropriate or inadequate resources have been programmed into areas whose physical, social, or economic condition was in such a state that the programs either had limited positive impact or indirectly caused disinvestment and abandonment. The report suggests key decisions to be made, who should make them, and the expected results after the decisions are made. It does not contain a system for linking housing conservation resources with neighborhood types, yet does provide a good working description of traditional neighborhood evolution. The descriptions and supporting background material are valuable in developing a neighborhood classification system which links resources with different neighborhood conditions.

The five stages of traditional neighborhood evolution are described in detail in Figure 1. Neighborhoods can move in either direction through the stages. Over the years, the typical neighborhood has deteriorated as it grew older. However, many deteriorated inner city neighborhoods are reversing this trend and are being renovated by median and higher income persons. This has resulted in changing attitudes about living in older city areas by citizens, lending institutions and insurance companies. Therefore, neighborhoods in the lower levels can move into the higher levels if significant public and private reinvestment takes place.

1. Real Estate Research Corporation, The Dynamics of Neighborhood Change, HUD, Washington, D.C., 1974.

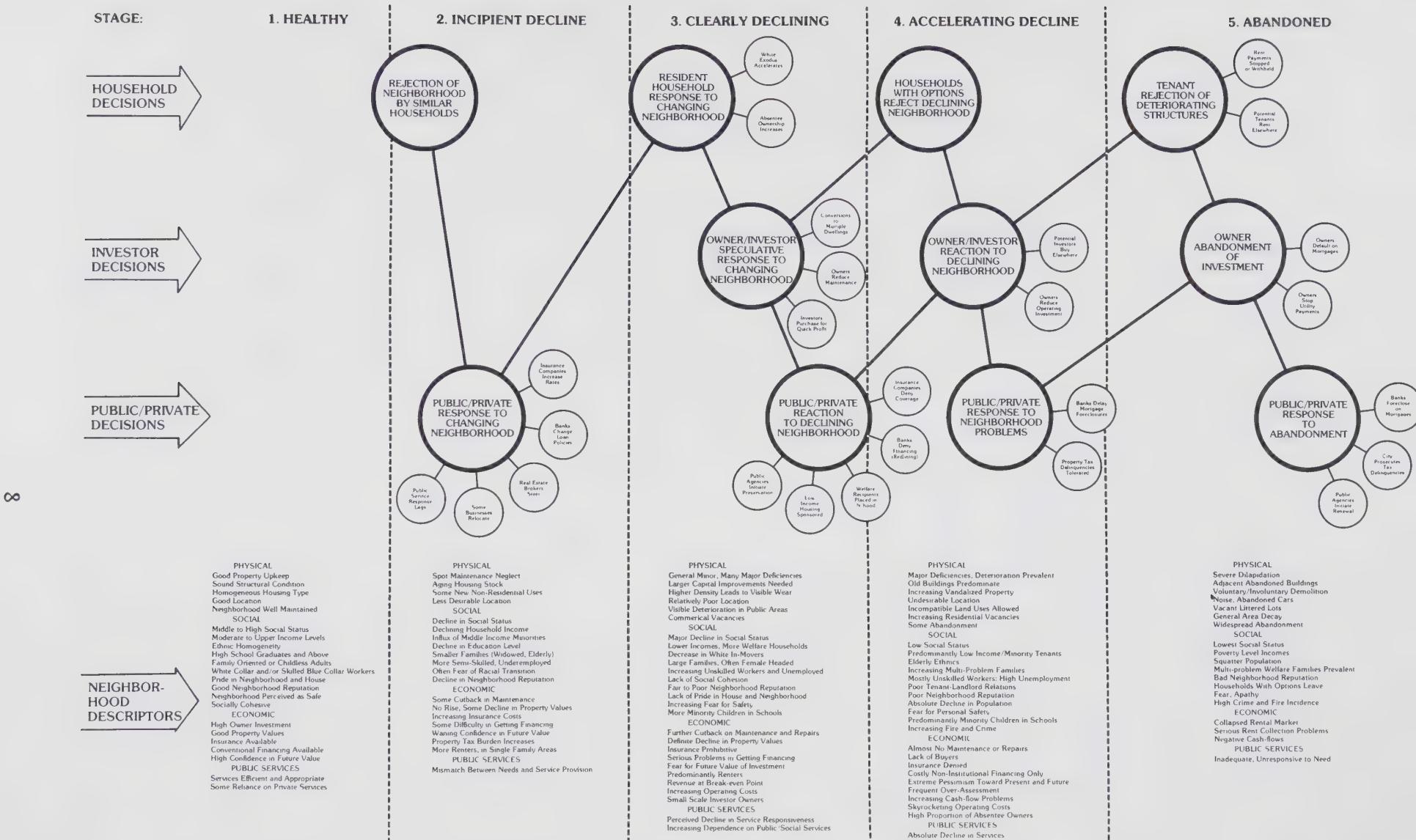


FIGURE 1 - THE NEIGHBORHOOD CHANGE PROCESS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Developed by Real Estate Research Corporation for HUD

CONCLUSION

The general conclusion to be drawn from the analysis of the classification systems and the neighborhood evolutionary process is that no one system can be used in all communities because of the vast array of conditions, characteristics and forces influencing change in neighborhoods. A basic neighborhood classification model can be chosen for a community, but its detailed components must be chosen to reflect local characteristics. In this way, the system will be more responsive to local forces and will better identify local conditions and needs.

DEVELOPING A LOCAL SYSTEM FOR NEIGHBORHOOD CLASSIFICATION

PURPOSE

The overall purpose of the neighborhood conservation study is to determine actions by government which will promote ongoing maintenance of housing and prevent neighborhoods from deteriorating to a point where remedial programs are needed. If appropriate actions are taken by local governments to maintain confidence in neighborhoods, there is greater chance they will remain viable, desirable places in which to live. The community's efforts then can be focused on those areas which require some additional stimuli for maintenance, and rehabilitation and reinvestment.

The neighborhood classification system described on the following pages recommends a process for ongoing neighborhood analysis. Its purpose is to detect at an early date physical, social, or economic changes and conditions which could influence neighborhood stability. These changes can then be addressed by specific actions or programs which will increase confidence in the area.

Neighborhood analysis should occur on an ongoing basis and in enough detail so that successful housing conservation decisions and, subsequently, successful programs and actions, can be implemented. The analysis must be comprehensive but within the capabilities of the staffs of the cities and the county. The analysis should also utilize currently available information and resources to the greatest extent possible so that time and resources are used efficiently. Once the analysis is completed, city councils, county board of supervisors and planning commissions will have better information by which to understand neighborhood problems and needs and make appropriate decisions to correct the problems and fulfill the needs.

INITIAL STEPS AND PROBLEMS

As a result of the analysis of the various classification systems used around the country, three main observations can be made. First, a clear understanding of how the system is to be used in decision making is necessary before a local system is designed. Second, the scale of the system selected must be matched with the local data processing and staff capabilities. Finally, the data analyzed should be reflective of local conditions and

characteristics and be collectable on an ongoing basis. Specific problems which may be encountered in data collection and analysis are:

1. The inability to obtain certain types of data which identifies current conditions and change over time on a regular basis (e.g., property values).
2. The inability to obtain data that is aggregated for the same geographical area (e.g., census tracts).
3. The use of data which shows only limited aspects of the neighborhood environment (e.g., only housing structural condition as compared to total neighborhood characteristics).
4. The difficulty in analyzing conditions on a true neighborhood basis since data is usually available only by census tract or traffic analysis zone.
5. The inability of most systems to isolate small scale factors which could directly influence the success of actions in a neighborhood (e.g., disruptive traffic patterns, blighting land uses).
6. The difficulty in incorporating "subjective" data as well as "objective" data into the system. Subjective data refers to resident and nonresident perceptions and attitudes toward a neighborhood (e.g., feelings). Objective data refers to purely physical, social, and economic characteristics (e.g., quantifiable or measurable data).
7. The use of data which is not an acceptable source of information for federal or state applications, or not compatible with federal or state formats.
8. The inability of most systems to link specific conservation resources and actions to the characteristics of the various types of neighborhoods.

ROLES

A variety of agencies and organizations will be directly or indirectly involved in the neighborhood analysis. Depending on the neighborhood indicators selected for the system, data could be collected from many data sources, including the State Board of Equalization (retail sales); the county (property values, building department statistics); the city (fire, policy, building and public works department data); special districts (school, public utility statistics); private institutions (realtors, financial institutions, insurance company statistics); and information from community groups.

Santa Clara County can have a direct role in the analysis by providing research and technical assistance to cities. Using the county's computer system and data base, significant information can be collected on an ongoing basis and be aggregated in a form suitable for neighborhood analysis. The county could also work to improve the data base from sources other than the census and standardize the geographic areas from which the data is collected. Finally, the county could act as a facilitator and coordinator of planning and implementation of countywide conservation programs when appropriate.

Cities, however, are the primary governmental unit which should perform the detailed neighborhood analysis. The knowledge of local situations and characteristics by the city staff is necessary for an effective and realistic analysis. Decisions on appropriate programs to be implemented within the city's neighborhoods are made by city councils with the guidance of their planning commissions. The city will also implement the selected actions and programs and monitor their impacts. Finally, the cities will work with the county and other cities on joint programs when desired. Therefore, the city should have the responsibility for conducting ongoing neighborhood analysis, formulating decisions on appropriate programs to meet local needs, and carrying out implementation and program monitoring activities.

Other levels of government, such as the state or regional agency (ABAG), do not function at a scale which is appropriate for a direct role in neighborhood analysis, but can provide meaningful data and technical assistance when needed.

RECOMMENDED SANTA CLARA COUNTY NEIGHBORHOOD CLASSIFICATION SYSTEM

OVERVIEW

The proposed system for Santa Clara County involves a two level analysis with responsibilities shared by both the county and the individual cities. Figure 2 summarizes this two-level process. Level 1 is an areawide analysis of conditions by census tract which is performed by the county. For this analysis the basic Milwaukee model is utilized with modifications for local conditions and needs. This system was selected because of its relative simplicity and practicality and because it has been tested and shown to have a high degree of accuracy.

Level 2 analysis examines census tracts in greater detail to determine both appropriate sub-areas for specific conservation actions and to identify neighborhood characteristics which will influence both the selection and program details of resources to be used in various areas. The neighborhood analysis is performed by each city.

There are a number of reasons for using a two level analysis. First, the system is designed to be relatively simple and workable and within the staff capabilities of the county and cities. Each level has a clear purpose and definition of roles. A step-by-step process is provided for both levels, each resulting in a different final product. Each level provides important decision-making information to the neighborhood conservation planner. The areawide analysis offers key macro-level information on citywide and countywide conditions. The information generated by the neighborhood analysis is critical to the success of the specific resource selection process. Both levels of analysis are designed to promote efficient use of available data and staff resources of the county and cities.

FIGURE 2
PROCESS FOR TWO LEVEL ANALYSIS
IN RECOMMENDED
NEIGHBORHOOD CLASSIFICATION SYSTEM

LEVEL 1
AREAWIDE ANALYSIS

Step	1	2	3	4	5	6	7
Reference	Table 2	Figures 3 & 4 Appendix 2, 4	Figure 3 & 4 Appendix 2	Table 3 Appendix 2	Figure 5 Appendix 2	Appendix 3	Neighborhood Conservation Strategy Report
Recommended Role	County	County	County	County	County	County for countywide needs graph; City for local needs graph	City

LEVEL 2
NEIGHBORHOOD ANALYSIS

Step	1	2	3	4	5	6
Reference	Figure 5	Tables 4A,4B,4C,4D	Table 5A,5B,5C,5D Table 6	Figure 6	Figure 7	
Recommended Role	City	City	City	City	City	City for city programs, county/city for county-wide or joint programs.

LEVEL 1 - AREAWISE ANALYSIS

THE PURPOSE

The purpose of the areawide analysis by census tract is to determine the overall relative need for neighborhood conservation in Santa Clara County and within each city. This step will document the extent of existing problems, the potential for future problems, and the general location and characteristics of problem areas. In addition, physical, social and economic changes over time in census tracts can be monitored because of the ongoing nature of the analysis.

THE PROCESS

The steps which are recommended to be followed for the areawide analysis are listed below. The county staff is responsible for completing the majority of these steps.

1. Fourteen areawide indicators have been chosen for use from the Catalog of Neighborhood Conservation Indicators listed in Appendix 1. The indicators are grouped into two categories: EXISTING CONDITIONS and DETERIORATION POTENTIAL. Existing Conditions will illustrate current characteristics of the census tract at the time of the census. Deterioration Potential will show current conditions which could contribute to area decline in the future without intervening policies or programs. Once the final indicators have been chosen, current data on each indicator is generated for all census tracts within the county. Table 2 lists the suggested indicators for areawide analysis. These indicators were selected as the best currently available indicators of neighborhood conditions and potential for deterioration. They may be supplemented or replaced by other indicators as need may arise. Information on all indicators is available from the U.S. Census with the exception of "Percentage of Households Receiving Public Assistance", which is obtained from the County Department of Social Services.

2. The data for each Existing Conditions and Deterioration Potential indicator is tabulated by census tract. A statistical process, described in Appendix 2, first determines the mean and standard deviation for the raw scores, (data) and then converts the data into standardized "Z" scores which allow the different types of data to be compared. These Z scores are then tabulated, as shown on Figures 3 and 4. The methodology for accomplishing this is explained in Appendix 2. The City of Santa Clara was selected to illustrate this information. Appendix 4 contains complete statistics for all areawide analysis indicators for the City of Santa Clara Planning Area.

3. A map is prepared to visually illustrate the Existing Conditions Z scores, as shown on Figure 3. A similar map, shown on Figure 4, illustrates the Deterioration Potential Z scores. The methodology for converting the Z scores to the classifications shown on the map is explained in Appendix 2. At this point, the two maps illustrate the relative comparisons of census tracts in terms of existing conditions and deterioration potential. They illustrate the current need for conservation actions based on existing characteristics in the census

tract. Figure 3 illustrates current conditions and current problems. Figure 4 illustrates current conditions that may lead to future problems.

4. The next step is to classify each census tract according to its type. Table 3 provides the area descriptions for the three classifications found in Santa Clara County (adopted from HUD's Neighborhood Change Process, shown as Figure 1). Because of the relatively good conditions within Santa Clara County, only the first three classifications are used in the recommended Santa Clara County System. Appendix 2 details the methodology for classifying and mapping each census tract. Briefly, this process plots each census tract Existing Condition and Deterioration Potential Z score on a two-dimensional graph. The clusters and groupings of scores are then associated with one of the classifications and field checked to insure accuracy.
5. The County could tabulate and map the census tract classifications for each city in the County. Figure 5 is an example of the map generated for the planning area of the City of Santa Clara. The statistics used for each map indicate relative conditions in each individual city. Therefore, classifications of census tracts are compared internally within a city and not throughout the county. In this way, a tract in Santa Clara is not directly compared to one in Gilroy or Sunnyvale; it is compared to other tracts in the city. The tabulated statistics of all cities and unincorporated areas in the county will give a relative overall need for conservation activities within Santa Clara County.
6. At this point, the general need for conservation actions has been quantified as shown in Figure 3 (Existing Conditions) and Figure 4 (Deterioration Potential), and each census tract has been classified according to its overall condition, as shown in Figure 5. Using this information generated by the county, the cities can then produce their individual conservation "demand graph" which identifies conservation need within the city. The county will perform this function for a countywide needs statement. Appendix 3 explains this procedure and illustrates a typical demand graph.
7. The preceding steps conclude the areawide, Level 1 analysis, which gives city staff a general awareness of conservation need. Using the **Neighborhood Conservation Strategy** report, the major resources available to meet the needs of each classified area within the city can be identified and overall conservation resource decisions of the city can be made. However, decisions on the exact location of treatment areas, detailed characteristics of the selected programs, and priority areas for treatment should not be made until the Level Two analysis is completed. In the past, target areas and program elements were selected with very little "neighborhood level" information, resulting in inappropriate resource being used in a target area.

Because the U.S. Census will now be undertaken every five years, the areawide analysis by the county should be conducted every five years when the census material becomes available. Trends can then be identified as this analysis is repeated and a comparative data base generated. This data base will also be helpful in monitoring the success of conservation efforts as programs are implemented.

TABLE 2 - INDICATORS FOR AREAWIDE ANALYSIS

Existing Conditions

1. Median House Value
2. Median Contract Rent
3. % of Housing Units That Are Owner Occupied
4. % of Households Living In Same Unit Five Years Ago
5. Median Family Income
6. % of Households Receiving Public Assistance

Deterioration Potential

1. % of Homes Valued More than 25%* Above County Median
2. % of Homes Valued Less Than 25%* Below County Median
3. % of Rental Units Renting for More than 25%* Above County Median
4. % of Rental Units Renting for Less than 25%* Below County Median
5. % of Vacant Housing Units
6. % of Overcrowding Within Dwelling Units
7. % of Pre-1950 Constructed Housing

* This figure will vary in each different census. In 1970 the figures were for: 1. \$35,000; 2. \$15,000; 3. \$200; 4. \$100.

TABLE 3 - CENSUS TRACT CLASSIFICATIONS*

**Type A
Healthy**

PHYSICAL

Good Property Upkeep
Sound Structural Condition
Homogeneous Housing Type
Good Location
Neighborhood Well Maintained

SOCIAL

Middle to High Social Status
Moderate to Upper Income Levels
Ethnic Homogeneity
High School Graduates and Above
Family Oriented or Childless Adults
White Collar and/or Skilled Blue Collar Workers
Pride in Neighborhood and House
Good Neighborhood Reputation
Neighborhood Perceived as Safe
Socially Cohesive

ECONOMIC

High Owner Investment
Good Property Values
Insurance Available
Conventional Financing Available
High Confidence in Future Value

PUBLIC SERVICES

Services Efficient and Appropriate
Some Reliance on Private Services

**Type B
Minor Decline**

PHYSICAL

Spot Maintenance Neglect
Aging Housing Stock
Some New Non-Residential Uses
Less Desirable Location

SOCIAL

Decline in Social Status
Declining Household Income
Influx of Middle Income Minorities
Decline in Education Level
Smaller Families (Widowed, Elderly)
More Semi-Skilled, Underemployed
Often Fear of Racial Transition
Decline in Neighborhood Reputation

ECONOMIC

Some Cutback in Maintenance
No Rise, Some Decline in Property Values
Increasing Insurance Costs
Some Difficulty in Getting Financing
Waning Confidence in Future Value
Property Tax Burden Increases
More Renters in Single Family Areas

PUBLIC SERVICES

Mismatch Between Needs and Service Provision

**Type C
Clear Decline**

PHYSICAL

General Minor, Many Major Deficiencies
Larger Capital Improvements Needed
Higher Density Leads to Visible Wear
Relatively Poor Location
Visible Deterioration in Public Areas
Commercial Vacancies

SOCIAL

Major Decline in Social Status
Lower Incomes, More Welfare Households
Decrease in White In-Movers
Large Families, Often Female Headed
Increasing Unskilled Workers and Unemployed
Lack of Social Cohesion
Fair to Poor Neighborhood Reputation
Lack of Pride in House and Neighborhood
Increasing Fear for Safety
More Minority Children in Schools

ECONOMIC

Further Cutback on Maintenance and Repairs
Definite Decline in Property Values
Insurance Prohibitive
Serious Problems in Getting Financing
Fear for Future Value of Investment
Predominantly Renters
Revenue at Break-even Point
Increasing Operating Costs
Small Scale Investor Owners

PUBLIC SERVICES

Perceived Decline in Service Responsiveness
Increasing Dependence on Public/Social Services

* It should be noted that these classifications are general characterization of an area and not definitive conditions apparent in each example census tract.

FIGURE 3
EXAMPLE OF EXISTING CONDITIONS STATISTICS AND MAP
City of Santa Clara Planning Area



DATA FOR THREE EXAMPLE CENSUS TRACTS

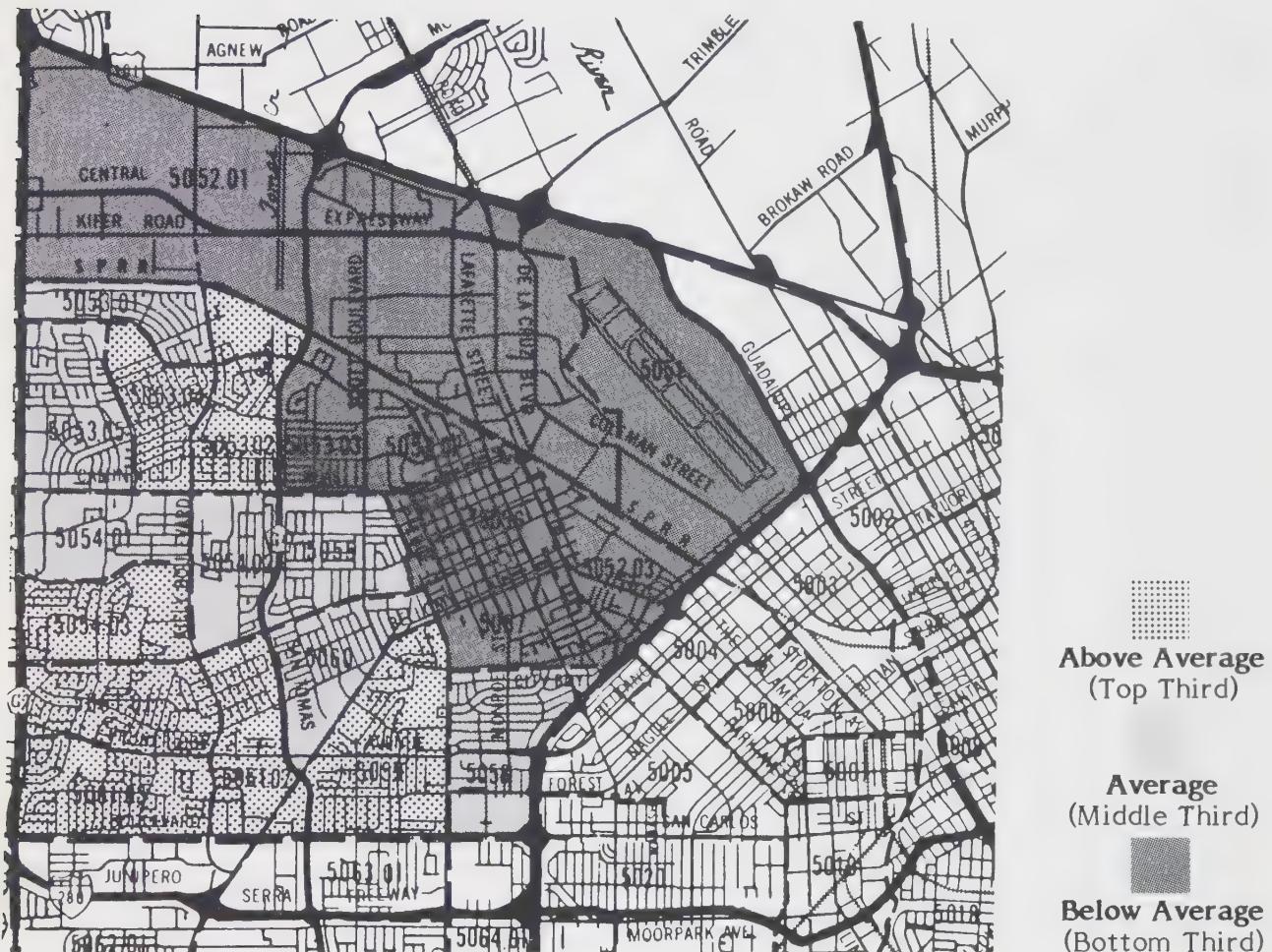
City of Santa Clara Planning Area

INDICATOR	CENSUS TRACT							
	Mean	Standard Deviation	5061.01	Z Score	5058	Z Score	5052.01	Z Score
Median Home Value(\$)	22,800	3138	29,500	2.13	22,100	-.22	18,400	-1.40
Median Contract Rent(\$)	149	27	179	1.12	151	.09	113	-1.31
% Owner Occupied	53.9	20.7	77	1.12	73	.93	45	-.42
% Living in Same Unit 5 yrs.	47.5	11.0	61	1.20	58	.99	32	-1.45
Median Family Income(\$)	11,591	1993	15,650	2.04	11,550	-.02	9,500	-1.05
% Receiving Public Assist	10.5	6.0	5.2	.88	7	.58	13	-.48
Median Educational Level(Yrs)	12.2	0.6	12.7	.83	12.4	.33	12.0	-.33
Average Z - Score				1.33			.38	-.92

Source: 1970 U.S. Census

Note: Existing Conditions Data for all census tracts in Santa Clara Planning Area shown in Appendix 4

FIGURE 4
EXAMPLE OF DETERIORATION POTENTIAL STATISTICS AND MAP
City of Santa Clara Planning Area



DATA FOR THREE EXAMPLE CENSUS TRACTS

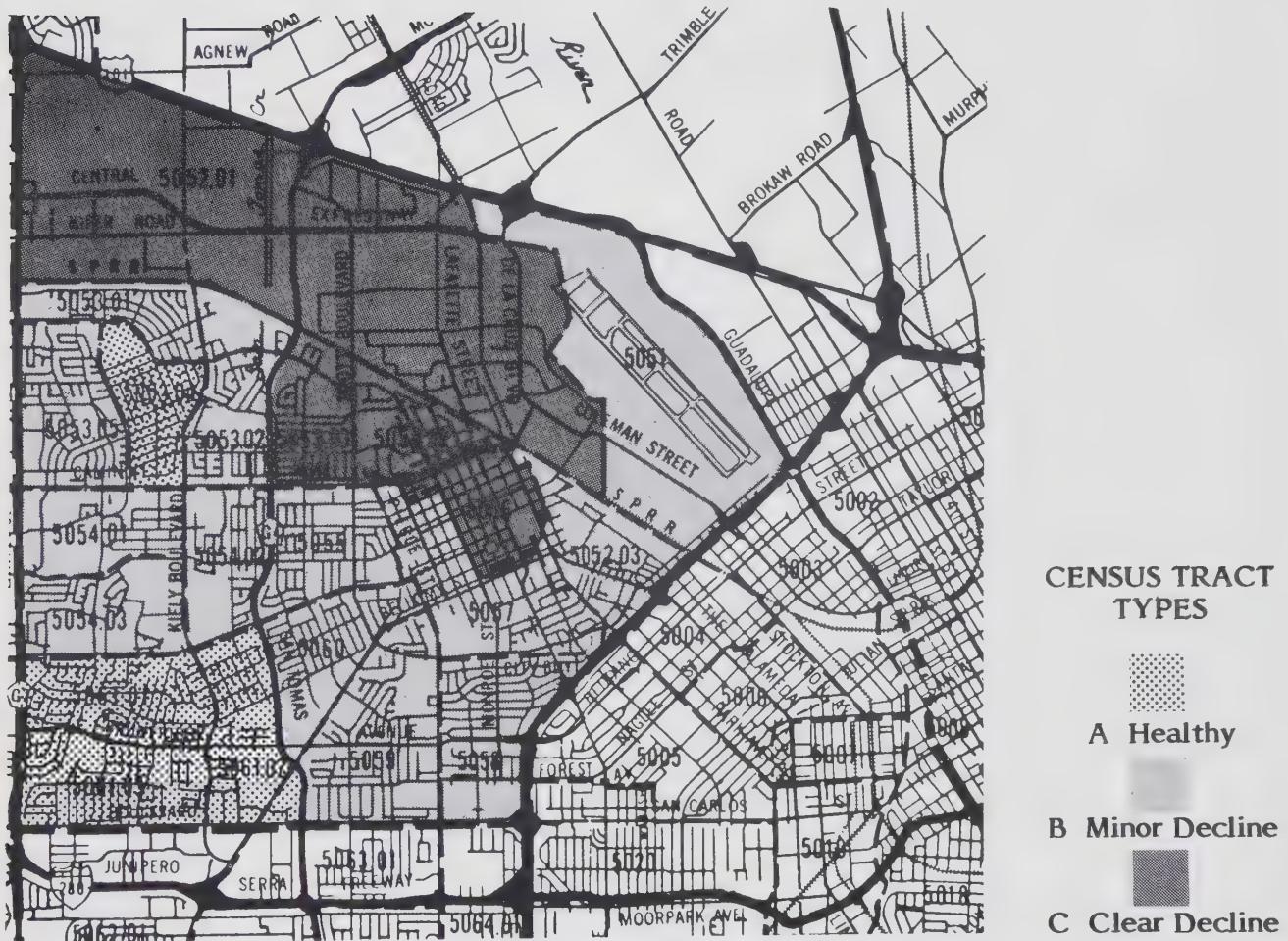
INDICATOR	CENSUS TRACT						Z Score
	Mean	Standard Deviation	5061.01	Z Score	5058	5052.01	
% of Homes Value > \$35,000	5.1	5.8	19.1	2.41	1.0	.71	.22
% of Homes Value < \$15,000	6.4	8.3	0.2	.75	1.3	.61	-2.22
% of Rental Unit > \$200	13.3	15.9	25.9	.79	5.7	-.47	2.3
% of Rental Unit < \$100	10.7	11.9	1.6	.76	4.8	.50	-2.11
% Vacant Housing Units	2.4	1.3	1.2	.92	1.6	-.31	4.2
% of Overcrowding	7.9	5.9	6.0	.32	2.6	.90	5.3
% Pre-1950 Construction	19.8	24.8	1.0	.75	30.0	-.44	-2.02
Average Z - Score						.01	-1.11

Source: 1970 U.S. Census

Note: Deterioration Potential data for all census tracts in Santa Clara Planning area shown in Appendix 4.

FIGURE 5

EXAMPLE OF AREA CLASSIFICATIONS



NEIGHBORHOOD ANALYSIS - LEVEL 2

PURPOSE

It is the purpose of Level 2 to develop a process for ongoing analysis of neighborhood conditions in order to detect physical, economic or social change at their early stages and to establish a strong data and information base for detailed neighborhood conservation program decisions. Level 2 neighborhood analysis is designed to accomplish the following:

1. Determine specific sub-areas within the city or county for different types of conservation activities. These sub-areas may or may not conform to census tracts.
2. Identification of special characteristics within sub-areas which will influence the selection of conservation actions and programs and/or will influence the detailed conservation program elements (i.e. eligibility requirements, special needs, unusual conditions).
3. Incorporate a more comprehensive set of information, including resident perceptions and attitudes, into the decision-making process so that more successful programs or actions will result.

THE PROCESS

Level 2 neighborhood analysis is carried out by each individual city with the county providing additional data when appropriate. The process involves the use of a checklist to evaluate different areas of the city and a mapping process to identify groupings of similar area characteristics. The neighborhood analysis does not attempt to mathematically and statistically rate neighborhoods. It does, however, provide detailed information which should be considered when making program decisions. An explanation and description of the Level 2 process follows.

1. Local jurisdiction must be divided into workable analysis areas. Using the areawide Level 1 census tract analysis as a base, detailed analysis areas should be determined using one of the following divisions:
 - A. Groupings of adjacent census tracts with the same classification type (from Figure 5).
 - B. Obvious subgroupings of a census tract based on locally perceived divisions (geographic, social, economic, etc.).
 - C. Established local neighborhood planning areas.
 - D. Census tracts.
2. Tables 4A, 4B, 4C, and 4D lists the suggested neighborhood indicators to be studied in the neighborhood analysis. These should be reviewed to determine if

the most important neighborhood level characteristics of the city will be identified using the recommended indicators. Additional indicators can then be added if necessary. Each Table also lists the major reasons for the selection of the indicators.

3. Data on each indicator is then collected or generated by the city. Some of the indicators call for objective neighborhood statistics while other indicators require subjective observations about the neighborhood. Special surveys may be needed to gather some of the information. The needed information is placed in Tables 5A, 5B, 5C and 5D, the Neighborhood Analysis Checklist. Data and observations placed in appropriate columns on the checklist become the basis of Level 2 conservation decisions.

Each Table shows different types of neighborhood characteristics. Table 5A lists the economic characteristics, 5B the physical conditions, 5C the social characteristics and 5D the perceived or subjective observations about the neighborhood. In some cases, data will not be available for all of the indicators. If special surveys or research is not conducted on these items, important considerations could be overlooked by decision makers. The city staffs should determine which items are important enough to perform special analysis when the data is not readily available.

The three columns in Tables 5A, 5B, 5C, and 5D should be filled in with information as indicated below. A fictitious example of a completed checklist for six of the neighborhood indicators is found on Table 6.

- A. **Data Column:** Specific data (%, \$, number, etc.) which is indicative of a significant positive or negative condition in the area should be listed. A verbal description of the general location within the analysis area should also be provided.
 - B. **Comment Column:** Comments on the data presented in Column 1 or general comments on the checklist item for the census tract should be noted in this column.
 - C. **Consequence Column:** A statement on the consequences of the conditions cited in columns 1 and 2 should be mentioned. Then the effect of this characteristic on the decision-making process should be noted (e.g. program must recognize high amount of low-income single elderly in north-west part of the census tract. Deferred loans or special grants might be needed to provide assistance in this area). The last column will contain important information which will influence the program details of any resource chosen for use in the area.
4. Each item which is noted in the checklist columns should be visually illustrated on the neighborhood analysis map, an example of which is shown as Figure 6. There are a variety of methods to accomplish this. The checklist number of each data item could be placed in the appropriate geographic area on the map to show groupings of condition indicators. Alternatively, areas with special characteristics can be visually drawn and labeled on the map. Once a mapping technique is established, this process should be followed for all analysis areas within the city.

5. Once all data has been collected and the checklists and maps are completed, specific neighborhood level decisions can be made. These will include decisions on where to concentrate conservation resources, how to structure conservation programs and where to stage implementation activities. Using the information from the city's conservation needs graph, together with the information from the neighborhood indicator checklist and analysis map, decisions on the types of resources which are needed in the city can be made. Then specific areas for different types of treatment can be identified, using the consequences column of Table 5 and the neighborhood analysis map as guides. Figure 7 is an example of a completed Conservation Areas Map. It illustrates the boundaries where specific conservation programs or actions will be concentrated. Priority areas for implementation can then be determined using the information from the comments and consequences column of Table 5. Finally, the detailed program characteristics of the selected resources can be determined and linked to the specific physical, social, and economic characteristics of the neighborhood.
6. The final step is to set up and implement the selected resources and to monitor each program's success. The data base generated during the neighborhood analysis, if periodically updated, will allow the city to monitor neighborhood changes over time and to monitor the success of implementation activities.

APPLICATION FOR DECISION MAKING

The purpose of the neighborhood analysis is to assist in decision making. The neighborhood classification system will provide a needed foundation on which to make decisions on appropriate types of conservation actions which are needed in Santa Clara County. It will also generate information that will help structure the resources which are chosen so that they meet the needs and acknowledge the economic and social characteristics of the population they serve. To summarize, the level one analysis will determine the overall need for conservation actions within a community; the level two analysis will provide information by which the selected programs are structured to meet the needs of the residents of the neighborhood. Additionally, the Level 2 analysis will help to determine priority areas for targeting resources, provide information which will aid in detecting neighborhood change at its early stages, and to monitor the success of conservation programs. In the past, these decisions were made intuitively by city staff because of limited staff resources to perform detailed neighborhood analysis. In some cases, often because of a city's small size, this informal process had been adequate.

Neighborhood change today, however, requires a more comprehensive analysis. The forces causing neighborhood decline are more complex, even in smaller cities. The resources available to attack these forces are more complicated and must be carefully applied to the areas which they serve. The direct and indirect impacts of the program must be monitored carefully to determine program success or indirect counterproductive results. In addition, most city's financial resources are still limited and therefore programs chosen must produce quick visible, tangible results. Since there are a number of resources now available for neighborhood conservation and the communities within Santa Clara County are now showing signs of deterioration and neglect of housing, a process must be

established to monitor neighborhood change so that the complicated conservation decisions can be successfully made. This system is designed to provide adequate information by which these decisions can be successfully made.

The **Neighborhood Conservation Strategy**, the final report in this series, lists the appropriate conservation actions and programs which could be used in each of the neighborhood classifications identified in **Neighborhood Classification System**. A framework for designing a specific local strategy is described in that report. The Neighborhood Conservation Resource Matrix, also included in that report, will assist decision makers in matching up appropriate programs and actions with identified neighborhood conservation areas.

TABLE 4 A
Economic Indicators for Neighborhood Analysis

Indicator	Geographic Area Data is Available	Source of Information	Reasons for Selection of Indicator
1. Unemployed Head of Household	Block	Census	Indicates a reduced level of household income available for property maintenance.
2. Insurance Availability and Rates	Individual Properties	Interviews and Requests	Insurance redlining, restrictive policies and higher rates contributes to reducing the investment potential of area.
3. Property Tax Delinquency	Parcel	Tax Assessor	Areas with high amount of property tax delinquency would indicate high potential for disinvestment.
4. Growth or Decline of Individual Business Establishments and/or Districts.	Survey Area	Special Survey	Growth or decline of neighborhood business districts and the changes in the types of establishments can be a very important factor in the stability of an area.
5. Households Paying Over 25% of Their Income on Housing	Block	Census	A concentration of households may indicate a potential problem in the ability to maintain housing.
6. Listing Time for Housing Sales	Individual Parcels	Local Realtor Interviews – Multiple Listing Service	Lengthy listing time may indicate poor investment atmosphere in area.

TABLE 4 B
Physical Indicators for Neighborhood Analysis

Indicator	Geographic Area Data is Available	Source of Information	Reasons for Selection of Indicator
7. Single Family/Multi Family Ratio	Block or Sub-division	Census and Special Survey	Indicates an important housing characteristic which should be considered in rehabilitation loan eligibility policies. Also indicates tenure characteristics of residents.
8. Age of Subdivision or Neighborhood	Subdivision Plats	Building Department	Age has a direct relationship to rehabilitation needs and neighborhood identity.
9. Housing Conditions and Code Violations	Survey Area	Special Housing Conditions Survey	Illustrates the extent of deterioration and rehabilitation needs.
10. Levels of Public Services and Facilities - Planned Capital Improvements	Survey Area	Survey of Existing Facilities and Services and City Capital Improvement Plan.	Areas with low levels of public services and facilities provide poor investment climate. Capital improvements help promote confidence in a neighborhood.
11. Zoning and General Plan Provisions Favorable to Housing and Neighborhood Conservation	Specific Areas, Including Zoning Districts	Zoning Ordinance and Map; General Plan.	Analysis of zoning and general plan may indicate future policies and trends contrary or supportive of conservation activities (e.g. single family areas zoned for multi-family).
12. School Enrollment and School Aged Children	School District; Census Tract	School District; Census	Trends in student population indicate changes in household make-up of a neighborhood and the potential for school closures. This has a major impact on neighborhood stability.

TABLE 4 C
Social Indicators for Neighborhood Analysis

Indicator	Geographic Area Data is Available	Source of Information	Reasons for Selection of Indicator
13. One Person Households	Block	Census	Areas with high % of single-person households may indicate a special problem, especially in single-person elderly areas.
14. Female Head of Household	Block	Census	Areas with high % of low-income female head of household may result in reduced maintenance of residential units.
15. Retired Head of Household	Block	Census	Areas with high % of retired persons may indicate housing maintenance problem if many persons are on a fixed income.

TABLE 4 D

Neighborhood Perception Indicators

Indicator	Geographic Area Data is Available	Source of Information	Reasons for Selection of Indicator
16. Neighborhood Image (physical considerations which influence neighborhood desirability: architectural style, visual conditions of buildings, blighting, influences, levels of public amenities, street noise, etc.)	Survey Area	Special Survey	People's feelings about an area, whether factual or inaccurate, effect locational and investment decisions in neighborhoods.
17. Neighborhood Image (social considerations which influence neighborhood desirability: ethnic-racial composition, perceived levels of crime, school desirability, family composition, pride in neighborhood, etc.)	Survey Area	Special Survey	Perceptions about "who is living there?", "are they like us?", effect housing purchasing decisions. Blockbusting and racial steering can have immediate and major impact upon change or development of an area.
18. Neighborhood Interest in Conservation Activities; Support from Neighborhood Groups and Business Organizations.	Survey Area	Special Survey	For the success of conservation activities and special programs, resident support is critical. Levels of support of residents and business people must be determined if successful efforts are to be achieved.

TABLE 5A
LEVEL 2 - NEIGHBORHOOD ANALYSIS ECONOMIC INDICATORS CHECKLIST

Census Tract _____

#	Economic Indicators	Data	Comments	Consequence
1	Unemployed Head of Household			
2	Insurance Availability and Rates			
3	Property Tax Delinquency			
4	Growth or Decline of Individual Business Establishment and/or Districts			
5	Households Paying Over 25% of Income on Housing			
6	Listing Time for Housing Sales			

TABLE 5B
LEVEL 2 - NEIGHBORHOOD ANALYSIS PHYSICAL INDICATORS CHECKLIST

Census Tract _____

#	Physical Indicators	Data	Comments	Consequence
7	Tenure - Single Family/Multi-Family Ratio			
8	Age of Subdivision or Neighborhood			
9	Housing Conditions and Code Violations			
10	Level of Public Services and Facilities			
11	Zoning and General Plan Provisions			
12	School Enrollment and School Aged Children			

TABLE 5C
LEVEL 2 - NEIGHBORHOOD ANALYSIS SOCIAL INDICATORS CHECKLIST

Census Tract _____

#	Social Indicators	Data	Comments	Consequences
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13 One Person Households

29

14 Female Head of Household

15 Retired Head of Household

TABLE 5D
LEVEL 2 - NEIGHBORHOOD ANALYSIS PERCEPTION INDICATORS CHECKLIST

Census Tract _____

#	Perception Indicators	Data	Comments	Consequences
16	Neighborhood Image (Physical)			
17	Neighborhood Image (Social)			
18	Neighborhood Interest and Support for Conservation Activities			

TABLE 6
Example of Completed Checklist - (For a Few Selected Indicators)*

Census Tract 9163
(fictitious census tract)

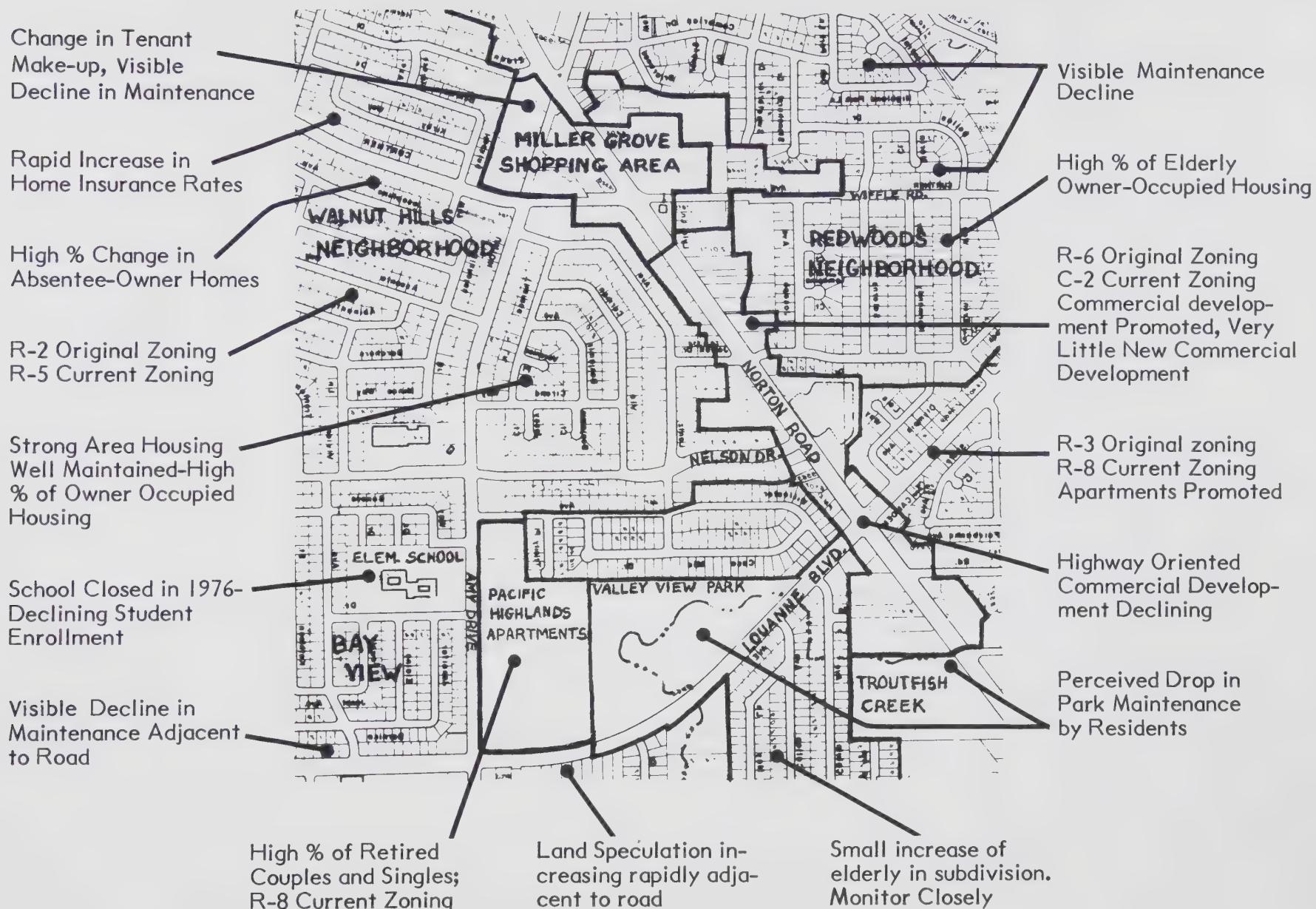
INDICATOR NUMBER	INDICATOR	DATA	COMMENTS	CONSEQUENCES
2.	Insurance Availability and Rates.	Interviews have shown that the northwest section of the census tract has had rapid increases in housing insurance rates in the past five years. Rates on Wiffle Road have increased slowly over the past seven years have increased rapidly during the past two years.	Insurance companies have blamed increased rates on the high number of fires, increased vandalism and burglary. Residents have indicated that the area is being unjustly "redlined" by insurance companies and that there have not been significant fire and crime problems.	High insurance rates may be driving away prospective buyers in this older but attractive neighborhood. Conservation activities should include monitoring insurance rate changes and working with insurance agents to promote confidence in the neighborhood.
4.	Growth or Decline of Business Establishments and Districts.	Only one business district is located in the census tract. The Miller Grove shopping area has a 10% vacancy rate and has recently lost two of its well established, old time businesses. In the last three years, six stores have moved, three have gone out of business, and one moved into a smaller space. Three new stores of a different type (secondhand clothing, lawnmower repair, new/used furniture) have located there.	The area is just beginning to change in its establishment makeup and is now attracting only lower rent stores and services. Maintenance of buildings is visibly declining. Scarcity of parking and competition from a new shopping center are contributing to the decline of this area. Tenants have complained that the owners of the buildings are unwilling to spend funds for renovation and parking improvements.	Conservation activities should include discussions with property owners and tenants to resolve parking and deterioration problems; a publicity strategy to promote the business district; public improvements of streets (resurfacing, landscaping, and traffic signals); and analysis of zoning requirements to determine their effect on the business district and the surrounding area (expansion of stores, parking requirements, density provisions).

* Note: Actual analysis may be more detailed than this example depending on conditions within census tract.
This is a fictitious example and does not represent conditions identified in a real city.

INDICATOR NUMBER	INDICATOR	DATA	COMMENTS	CONSEQUENCES
11.	Zoning and General Plan Provisions.	<p>Development in the northwest section of the census tract was built at an R-2 density and currently has a zoning classification of R-5. Housing in the eastern section was built with an R-3 density and currently has a R-8 multi-family density. Residential development along Norton Road was built with an R-6 density but now has a commercial C-2 zoning classification. The general plan promotes the land uses and densities shown in the current zoning classifications.</p>	<p>Analysis of the census tract shows that housing conservation is not being promoted in the northwest section. Zoning promotes densities higher than currently exists. The zoning has been in effect for seven years and the percentage of absentee-owner property has increased rapidly in the past four years, reflecting a high degree of speculation. Housing maintenance of this attractive neighborhood is declining rapidly, possibly because of anticipated demolition of existing structures for future use. In the eastern section, many vacant lots existed and are currently being developed with multi-family housing. Commercial development is being promoted along Norton Road by the zoning but the commercial market has not been strong in this area - resulting in decreased maintenance of existing housing and no new commercial development.</p>	<p>Conservation activities should include a formal re-examination of zoning in the northwest section to determine if existing development should be promoted and speculation stopped. The housing market currently does not promote replacement of existing development with new development. Also, the commercial zoning along Norton road is now inadequate because a commercial market does not exist in this area. A decision must be made to change the zoning to promote retention of existing uses or the promotion of professional offices or other related uses. Development in the eastern section should continue to be mixed single and multi-family uses. Conservation activities here should concentrate on eliminating blighting influences of the multi-family developments (trash, on-street parking problems, yard maintenance).</p>
15.	Retired Heads of Household	<p>Past census statistics show an increasing % of retired heads of households in this census tract. Ten years ago the percentage of retired heads of households was 6%. The 1975 census showed 11% and current estimates are 16%. The amount of owner-occupants and renters are about equal. Most of the retired persons are on fixed incomes.</p>	<p>Two areas of concentration of retired persons appear to be the Pacific Highlands apartment development and the Redwoods Neighborhood. Many older owner-occupants are located in the Redwoods area. A high percentage of Pacific Highlands renters are retired couples and singles. Rents have been relatively low at this complex compared to other adjacent apartment developments.</p>	<p>The Redwoods Area has seen some decline in housing maintenance over the past few years. Lawns and yards are well maintained but painting, roofing and other repairs have not occurred. Conservation activities should assist retired homeowners in their housing maintenance. This could include counseling and financial assistance. The Pacific Apartments and similar developments in the area are visibly deteriorating. Conservation activities should assist in the upgrading of these absentee-owned property without major rent increases for the fixed-income residents.</p>

INDICATOR NUMBER	INDICATOR	DATA	COMMENTS	CONSEQUENCES
16.	Neighborhood Image-Physical	<p>Survey results show a very negative resident perception of city interest and investment in the area. Homeowners feel that the city has not maintained the streets and parks well; that the police do not patrol the commercial area; and that the area lacks amenities that have been provided in other neighborhoods. They also complained about excessive noise from trucks, an abandoned service station becoming an eyesore, and the litter and trash along Troutfish Creek. Property owners also complained about the lack of pride in the maintenance of housing by the newer property owners and absentee owners. 38% stated they would move if they could sell their house; 56% stated that the city does not fulfill its commitments, and 63% stated that they will not commit the funds to maintain their homes as they did in the past.</p>	<p>Very little public improvements have occurred in the area in the past 10 years. Three roads have been re-surfaced, one tot lot constructed, and new street lights have been placed on Norton Road. Crime has risen only 8% in the last 10 years yet people perceive a major problem, especially at night. Police patrols have increased slightly in the past five years. Vacant commercial buildings are becoming a problem and little has been done to keep them clean and secure from vandals. Deterioration has become very visible in sections of the census tract the past five years.</p>	<p>Conservation efforts should first reaffirm the city's interest and commitment in the area. Methods must be devised to stop unfounded rumors that have spread around the area. Publicity of the positive things the city has done is needed. In addition, increased levels of public improvements are needed to adequately maintain the public lands, especially streets and parks, including Troutfish Creek. Attempts must also be made to remove blighting influences such as the abandoned commercial buildings, litter, trash and truck noise. Once confidence is restored in the area and people's attitudes improve, a loan and grant rehabilitation program may be successful.</p>
18.	Neighborhood Interest in Conservation Activities.	<p>The survey has indicated low confidence in the neighborhood on the part of residents and business people. However, three community groups and one business group have stated that they will actively participate in any significant conservation effort if it has a strong commitment from the city and if they can directly participate in any planning activities. They are the Walnut Hills Neighborhood Council, the Bayview Homeowners Association, the Redwoods Tenants Council, and the Miller Grove Business Association.</p>	<p>Conservation activities will only be successful here if a more positive attitude about the neighborhood is generated internally and externally. Confidence breeds housing maintenance and increases investment potential. The neighborhood is just beginning to decline, so positive actions immediately by the city may easily change attitudes about the area. Two of the community groups has been in existence for years, and the other, a tenants council, was recently formed. The business group is still functioning but has lost members the past three years.</p>	<p>The City should work with the business group and the three citizen groups to change attitudes of residents and non-residents. The city should also talk to lending institutions and the local realtors to help gain their confidence in the area. Once commitments for capital improvements and other conservation actions have been made by the city, the citizens groups have agreed to go door to door to promote the city's program and to help restore resident confidence in the area. Once this has occurred, a minor rehabilitation loan and grant program may be successful, as well as a business district improvement program. After some rehabilitation has occurred, and the housing maintenance improves, good publicity about the neighborhood could keep confidence high within the neighborhood and create a more positive image citywide.</p>

FIGURE 6
Example of Completed Neighborhood Analysis Map
(For Indicators Described on Table 6)



Note: This is a fictitious example and is not a part of the City of Santa Clara Planning Area

FIGURE 7
Example of Completed Conservation Area Map
(Based Only on Indicators Described on Table 6)

1. Establish working relationship with Miller Grove Business Association to develop a process for stabilizing area (publicity, physical improvements, parking, etc.); analyze zoning to determine future growth direction; improve appearance of public right-of-way; institute business improvement program.
2. Monitor insurance rates and tenure rates, determine long range impacts of current R-5 zoning, distribute home maintenance guide material by citizens group.
3. Develop process to distribute maintenance information to residents, determine interest in a rehabilitation program, construct some public improvements, institute a BMIR rehabilitation loan program if feasible.
4. Develop housing maintenance information especially for elderly homeowners, work with Redwoods Tenant Council on neighborhood communication process, institute minor public improvements to help gain confidence in area.
5. Work with Walnut Hills Neighborhood Council to develop good communications process throughout neighborhood.
6. Work with Bayview Homeowners Association to resolve their identified problems; work with school district to develop plan for the use of abandoned school site, engage in street tree planting program.
7. Develop process for insuring the continued maintenance of apartments.
8. Investigate methods to lessen impacts of road noise on adjacent housing.
9. Increase maintenance of park, add new playground equipment.
10. Monitor increases in elderly in area and distribute home maintenance information.



Note: This is a fictitious example and is not part of the City of Santa Clara Planning Area

APPENDIX 1. CATALOG OF NEIGHBORHOOD CONSERVATION INDICATORS

AREAWIDE ANALYSIS

<u>INDICATOR</u>	<u>SOURCE</u>	<u>GEOGRAPHIC AREA</u>
Median Home Value (% above a certain level) (% below a certain level)	Census	Census Tract & Block
Median Contract Rent (% above a certain level) (% below a certain level)	Census	Census Tract & Block
Housing Vacancy (% above County average)	Census	Census Tract
Age of Housing	Census	Census Tract
Single/Multi-Family Ratio	Census	Census Tract & Block
Renter/Owner Ratio	Census	Census Tract & Block
Household Income	Census (Census data converted by Spacial Allocation Model (SAM))	Census Tract & Block
Public Assistance (8 Types)	County Department of Social Services	Census Tract
1 Person Households	Census	Census Tract & Block
Female Heads-of-Household with Children	Census Special 1975 Census	Census Tract Census Block
Retired Head-of-Household	Special 1975 Census	Census Tract & Block
Unemployed Heads-of- Household	Census Special 1975 Census (Valley Employment & Training Board)	Census Tract Census Tract & Block
Racial Change Character- istics	Census Special 1975 Census	Census Tract Census Tract & Block (not comparable with regular U.S. census statistics)
Overcrowding	Census	Census Tract

<u>INDICATOR</u>	<u>SOURCE</u>	<u>GEOGRAPHIC AREA</u>
School Enrollment	Census Special 1975 Census School District	Census Tract Census Tract & Block School Boundaries (Yearly)
Redlining Information	Federally Insured Lenders	Census Tract
Density (Persons per Household)	Census	Census Tract
Total Population	Census	Census Tract & Block
Total Households	Census	Census Tract & Block
Households with Children	Census	Census Tract & Block
Median Age	Census	Census Tract & Block
Median Education	Census	Census Tract
NEIGHBORHOOD ANALYSIS		
Assessed Valuation of Residential Structure	County Assessor	Parcel (Assessor's Parcel Number)
Housing Vacancy	Utility Shut-offs	Parcel
Age of Housing	Building Department Assessor's Office	Subdivision Plants Parcel
Differences in Quality of Construction	Subdivision Characteris- tics	Subdivision
Code Violations/Cost to Bring Structure Up to Code	Special Housing Condi- tions Survey	Survey Area
Abandoned Housing Units	Special Housing Survey	Survey Area
Building Permit Activity	City Building Department	Citywide but arrangements could be made to have Building Department plot activity by Census Tract or Special Neighborhood Area
Fire in Housing Units	City Fire Department	Parcel (Analysis could point out areas with a high propor- tion of code violation-related fires)

<u>INDICATOR</u>	<u>SOURCE</u>	<u>GEOGRAPHIC AREA</u>
Physical Image of Area (Architectural Style, Blighting Influences, Amenities, Condition of Streets, Noise, Flooding, etc.)	Special Survey	Survey Area
Availability of Insurance & Rates	Personal Interviews & Requests	Parcel (Rates can be compared with other areas)
Listing Time for Housing For Sale	Local Realtor Interviews and Reports	Individual Parcels in Survey Area
Volume of Home Sales	Local Realtor Interviews/Reports	Individual Parcels in Survey Area
Property Tax Delinquency	County Assessor	Parcel
Resident & Nonresident Perceptions of Neighborhoods Reputation, Safety, Investment Potential, New Neighbors, Schools, Pride & Confidence, Desirable Location, Weeds and Trash	Special Attitude Survey	Survey Area
Resident & Business Organizations (Strength, Interest, Involvement)	The Organizations	Self-Determined Geographic Area
Changes in Types of Businesses, Commercial Vacancies, Growth or Decline of Business Areas	Special Survey and Chamber of Commerce Information	Survey Area
Levels of Public Services & Facilities	Survey and Analysis of Existing Facilities & Services	Survey Area
Planned Capital Improvements	City Capital Improvements Plan	Survey Area
Unbuilt Residentially Zoned Land	Special Survey	Survey Area

<u>INDICATOR</u>	<u>SOURCE</u>	<u>GEOGRAPHIC AREA</u>
Social Cohesion/Ethnic Homogeneity	Census Data and Local Perceptions	Survey Area
Availability of Conventional Financing	Local Finance Institutions	Specific Parcel within Specific Survey Area
Excessive Shelter Costs Households Paying over 25% of Income for Housing (including utilities)	Census	Block
Zoning & General Plan Promoting Conservation of Existing Development	City/County Zoning & General Plan	Zoning Districts of Neighborhoods
Neighborhood Interest and Potential Cooperation in Conservation Actions	Survey	Survey Area

INDICATORS NOT READILY USABLE

<u>INDICATOR</u>	<u>REASON NOT USED</u>
Single Family to Multi-Family Conversions	Individual permits required but date is not tabulated on an ongoing basis
Multi-Family to Condominium Conversions	Individual permits required but data is not tabulated on an ongoing basis
Excessive Dwelling Heat Loss	Data is not a critical factor in Santa Clara County
Tenure (Length of Time in Same Dwelling Unit)	No good source except R.L. Polk Company's Profiles of Change
Utility Payment Delinquencies	Information could be collected for areas served by municipal utilities. Cost-Benefit does not warrant analysis of PG&E Data
Abandoned Vehicles	Not a major factor. Could possibly be used in a local neighborhood analysis
Retail Sales	State Board of Equalization's figures are not broken down into small geographic areas. Shopping center information available yearly by San Jose Mercury News.
Mortgage to Value Ratio	Data difficult to collect
Loans Requested and Denied	Data difficult to collect
Granted Zoning Variances	Data difficult to collect. Superficial analysis could lead to misleading conclusions
Value of Home over Purchasing Power	Data difficult to collect
Property Tax Burden Increase Compared to Household Income	Assessed Valuation of Property is not available by census tract. Therefore, increases in household income cannot be compared to increases in housing valuation to determine areas where people are hard pressed to pay their taxes and maintain their property.

<u>INDICATORS</u>	<u>REASON NOT USED</u>
Number of Home Ownership Transfers Compared to City Average	Data not tabulated by census tract or neighborhood. Resident observations could provide adequate information.
Loan Rates for Purchase of Housing; Down Payment Requirements	Data difficult to collect.
New Resident Characteristics	Information not available except by Polk's Profiles of Change .
Apartment Rents not Covering Increasing Operating Costs	Information not available.
Health Problems of Residents	Data not critical for neighborhood change analysis.

APPENDIX 2 - METHODOLOGY FOR AREAWIDE ANALYSIS

The following process can be used to determine relative condition ratings and classifications for census tracts in a city. After each step is described, data from Figures 3 and 4 is presented to illustrate and further clarify the statistical process. The data can be rapidly compiled through use of a packaged computer program called **Statistical Package for the Social Sciences (SPSS)** or other similar programs.

Step 1. For each of the variables selected to indicate Existing Condition, the mean (\bar{X}) and standard deviation (SD) are calculated for all of the census tracts in the city. The mean is a measure of central tendency or the average of a set of data. Standard deviation is a measure of dispersion or the degree to which data tend to spread around an average value. To get these numbers, the following formulas are used:

Mean

$$\bar{X} = \frac{\sum fX}{N}$$

Where:

\bar{X} = Mean

Σ = Sum of

f = Frequency

X = Individual Scores
(Raw data for each indicator)

N = Number of Scores
(Total number of data items)

Standard Deviation

$$SD = \frac{1}{N} \sqrt{N \sum X_i^2 - (\sum X_i)^2}$$

TEST EXAMPLE - City of Santa Clara Planning Area

1970 Census Data

INDICATOR - Median Home Value

Census Tract	Median Value	Census Tract	Median Value
5052.01	\$19,200	5054.01	\$21,400
5053.01	21,600	5054.02	23,200
5054.03	28,500	5055	23,800
5056	18,800	5057	20,100
5059	23,900	5058	22,100
5061.01	29,500	5060	22,400
5052.02	19,000	5061.02	24,300
5052.03	18,400	5061.03	27,300
5053.02	24,300	5051	19,400
5053.03	22,600		
5053.04	23,800		
5053.05	25,200		
Mean (\bar{X})	\$22,800	Standard Deviation SD = 3138	

Step 2. The same process as step 1 is followed for all variables selected to indicate Deterioration Potential.

TEST EXAMPLE - City of Santa Clara Planning Area

1970 Census Data

INDICATOR - Percentage of Homes Valued at More Than \$35,000

Census Tract	Percent	Census Tract	Percent
5052.01	6.2	5053.04	1.2
5053.01	0.0	5053.05	2.6
5054.03	21.2	5054.01	1.2
5056	4.7	5054.02	0.7
5059	2.6	5055	8.1
5061.01	19.1	5057	5.7
5052.02	3.1	5058	1.0
5052.03	6.4	5060	1.7
5053.02	0.9	5061.02	9.2
5053.03	0.4	5061.03	9.2
5051	1.1		

Mean $\bar{X} = 5.1$

Standard Deviation $SD = 5.8$

Step 3. A standardized Z score is then computed for each of the variables (indicators) for each census tract. (calculation of a Z score allows comparability of different types of raw data, such as \$, %, ratios, etc., by providing a common unit of measure). A Z score is a relative measure comparing a tract to other tracts in a city. A Z score of 0 would indicate the tract has the same condition as the city mean of the city. A score of -.50 would indicate it has relatively poorer conditions and a score of +.50 would indicate it had relatively better conditions than the mean of the city.

To get the standardized Z score, the following formula is used:

Z Score

$$Z = \frac{(X_i - \bar{X})}{SD_x}$$

Where:

Z = Standard score for census tract i.

X_i = Actual raw score for census tract i.

\bar{X} = Variable mean

SD_x = Variable standard deviation

Census Tract	Median Home Value	Z Score
5061.01	\$29,500	2.13
5058	22,100	- .22
5052.03	18,400	-1.40

$$\text{Mean } \bar{X} = \$22,800$$

At the end of this process, one Z score will exist for each of the 14 indicators for each census tract in the city. If 21 census tracts are in the city, and 14 indicators were used, a total of 294 Z scores will have been computed.

Step 4. In order to classify each census tract into one of the neighborhood types, an average of the standard Z scores of all the indicators for each category (Existing Condition and Deterioration Potential) is calculated. At this point, each census tract has two comparable statistics, one for each category. A plus or minus sign by the indicator name (as shown below) designates whether it is a positive or negative neighborhood factor. A high medium home value (+) would be a positive factor, while a high vacancy rate (-) would be a negative factor. An adjusted Z score which takes this into account is averaged for each category for the census tract.

Example:

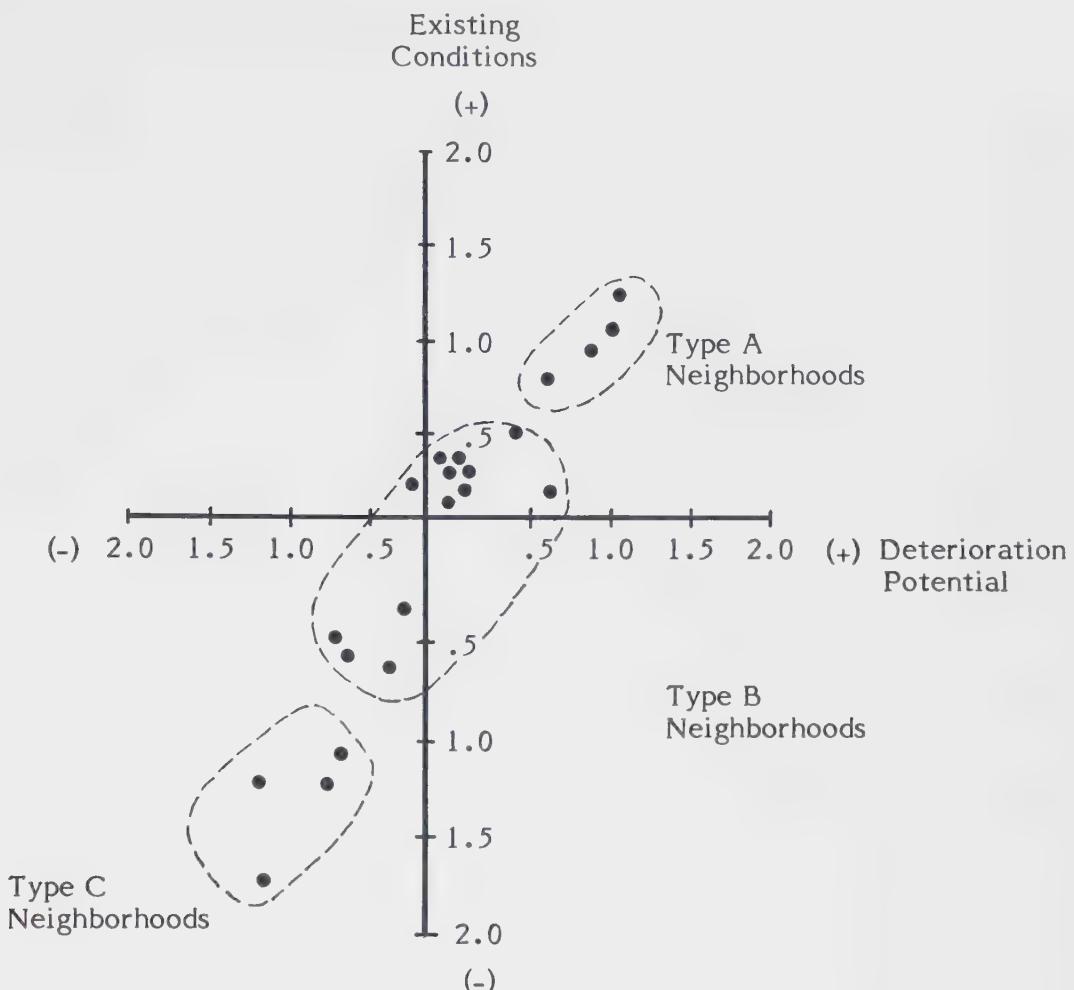
Census Tract 5061.01

	<u>Existing Conditions</u>	<u>Z Score</u>	<u>Adjusted Z Score</u>
<u>Variable:</u>	1. Median Home Value (+)	2.13	2.13
	2. Median Contract Rent (+)	1.12	1.12
	3. % Owner Occupied (+)	1.12	1.12
	4. % Households living in same Unit	1.20	1.20
	5. Median Family Income (+)	2.04	2.04
	6. % Receiving Public Assist (-)	- .88	.88
	7. Median Educational Level (+)	.83	.83
	Average Z Score		1.33

Census Tract 5061.01

	<u>Existing Conditions</u>	<u>Z Score</u>	<u>Adjusted Z Score</u>
<u>Variable:</u>	1. % of Homes > \$35,000 (+)	2.41	2.41
	2. % of Homes < \$15,000 (-)	- .75	.75
	3. % Rental > \$200 (+)	.79	.79
	4. % Rental < \$100 (-)	- .76	.76
	5. % Vacant Units (-)	- .92	.92
	6. % Overcrowding (-)	- .32	.32
	7. % Pre-1950 Housing (-)	- .75	.75
	Average Z Score		.96

Step 5. The Existing Conditions Z score and the Deterioration Potential Z score of each census tract is then plotted on a two-dimensional graph to show clusters or groupings of homogeneous census tracts.

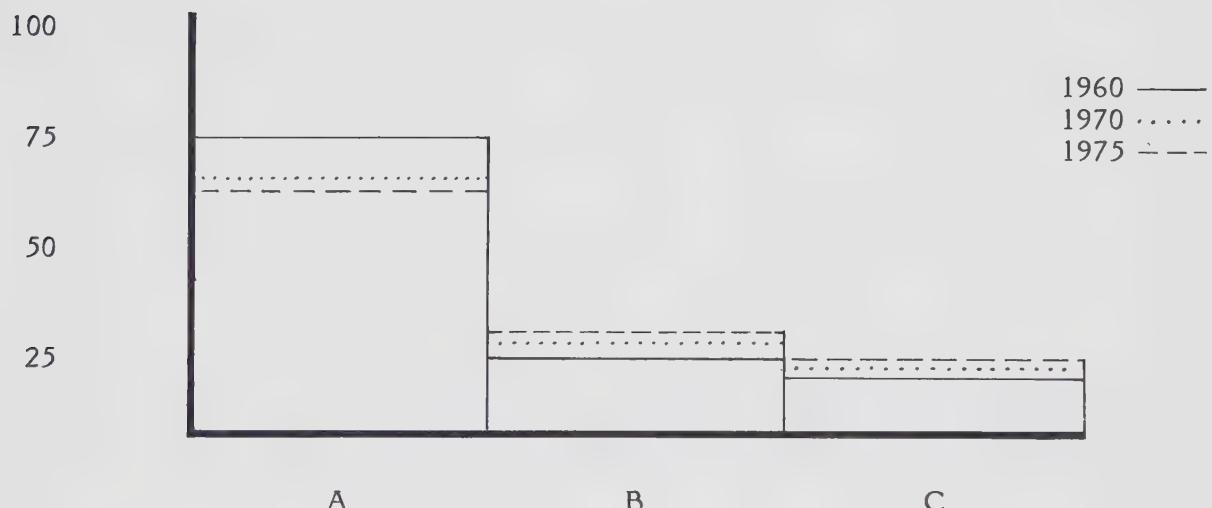


After clusters are visually identified, they are assigned to the appropriate three stages in the classification model. Divisions between clusters (Type A, B, or C) are subjectively made. Results are field checked to insure that the groupings relate to the definitions of the neighborhood types.

APPENDIX 3 - NEIGHBORHOOD CONSERVATION NEEDS GRAPH

After the Level 1 analysis has been completed and all census tracts within a community have been classified, a simple graph can be formulated which shows overall neighborhood conservation resource need for each city's planning area. Each city will determine what percentage of its total number of census tracts fall within each classification, (A) Healthy, (B) Minor Decline, and (C) Clear Decline, and indicate that corresponding percentage on its graph. The example below illustrates this for a city with areas that are 75% Healthy, 15% Minor Decline, and 10% Clear Decline in 1960; 66% Healthy, 20% Minor Decline, and 14% Clear Decline in 1970; and 63% Healthy, 21% Minor Decline, and 16% Clear Decline in 1975. (This is a fictitious example.) The same type of graph can be done for the county, combining all the individual city graphs and a graph prepared for the unincorporated areas of the county. If the graph is developed every five years when the new census statistics are published, changes in conservation needs can be identified. This would also help determine the success of conservation projects.

EXAMPLE



This graph can be used to generalize the overall conservation needs in the community. Using the NEIGHBORHOOD CONSERVATION RESOURCE MATRIX contained in **Neighborhood Conservation Strategy**, the resources necessary to address the needs in each city can be listed for each classification.

APPENDIX 4 - SANTA CLARA CENSUS TRACT DATA

Neighborhood Classification System

INDICATOR	CENSUS TRACT		CENSUS TRACT		CENSUS TRACT		CENSUS TRACT	
	5052.01		5053.01		5054.03		5056	
Existing Conditions	Raw Score	Z	Raw Score	Z	Raw Score	Z	Raw Score	Z
Median House Value (+)	19,200	-1.15	21,600	-.38	28,500	1.82	18,800	-1.27
Median Contract Rent (+)	130	-.68	137	-.42	161	.46	102	-1.71
% Owner Occupied (+)	26.2	-1.34	51.5	-.12	43.6	-.50	32.0	-1.06
% Living in Same Unit Five Years Ago (+)	28.4	-1.74	44.1	-.31	36.8	-.98	40.1	-.67
Median Family Income (+)	8,400	-1.60	11,250	-.17	12,350	.38	8,750	-1.43
*% Receiving Public Assist. (-)	4.8	.95	16.8	-1.05	12.9	-.40	21.6	-1.85
Median Education Level (+)	11.1	-1.83	12.1	-.17	12.7	.83	10.1	-3.5
Average Adjusted Z Score								
Existing Condition	-1.06		-.37		.23		-1.64	
Deterioration Potential	-.65		-.05		.72		-1.07	

* Department of Social Services

Note: All Items 1970 Census

APPENDIX 4 - SANTA CLARA CENSUS TRACT DATA

Neighborhood Classification System

INDICATOR	CENSUS TRACT		CENSUS TRACT		CENSUS TRACT		CENSUS TRACT	
	5059		5061.01		5052.02		5052.03	
Existing Conditions	Raw Score	Z	Raw Score	Z	Raw Score	Z	Raw Score	Z
Median House Value (+)	23,900	.35	29,500	2.13	19,000	-1.21	18,400	-1.40
Median Contract Rent (+)	152	.13	179	1.12	136	-.46	113	-1.31
% Owner Occupied (+)	52.2	-.08	77.0	1.12	26.3	-1.33	45.2	-.42
% Living in Same Unit Five Years Ago (+)	47.1	-.04	60.7	1.20	29.7	-1.6	31.6	-1.45
Median Family Income (+)	12,600	.51	15,650	2.04	8,900	-1.35	9,500	-1.05
*% Receiving Public Assist. (-)	7.3	.53	5.2	.88	23.8	-2.22	13.4	-.48
Median Education Level (+)	12.6	.67	12.7	.83	12.0	-.33	12.0	-.33
Deterioration Potential								
% Homes > \$35,000 (+)	2.6	-.43	19.1	2.41	3.1	-.34	6.4	.22
% Homes < \$15,000 (-)	1.1	.64	0.2	.75	13.9	-.90	24.8	-2.22
% of Rental > \$200 Month (+)	11.4	-.12	25.9	.79	0.8	-.79	2.3	-.69
% of Rental < \$100 Month (-)	3.4	.61	1.6	.76	9.1	.13	35.8	-2.11
% Vacant (-)	2.7	-.23	1.2	.92	5.8	-2.62	4.2	-1.38
% Overcrowded (-)	2.4	.93	6.0	.32	9.3	-.23	5.3	.44
% Pre-1950 Constructed (-)	9.0	.44	1.0	.75	12.0	.31	70.0	-2.02
Average Adjusted Z Score								
Existing Condition		.30		1.33		-1.21		-.92
Deterioration Potential		.26		.96		-.63		-1.11

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* Department of Social Services

Note: All Items 1970 Census

APPENDIX 4 - SANTA CLARA CENSUS TRACT DATA

Neighborhood Classification System

INDICATOR	CENSUS TRACT		CENSUS TRACT		CENSUS TRACT		CENSUS TRACT	
	5053.02		5053.03		5053.04		5053.05	
Existing Conditions	Raw Score	Z	Raw Score	Z	Raw Score	Z	Raw Score	Z
Median House Value (+)	24,300	.48	22,600	-.06	23,800	.32	25,200	.76
Median Contract Rent (+)	169	.75	134	-.53	191	1.56	144	-.17
% Owner Occupied (+)	74.7	1.00	41.0	-.62	87.7	1.63	62.6	.42
% Living in Same Unit Five Years Ago (+)	48.5	.09	36.6	-.99	59.4	1.08	47.4	-.01
Median Family Income (+)	13,200	.81	10,150	-.72	13,600	1.01	12,500	.47
*% Receiving Public Assist. (-)	8.7	.30	22.1	-1.93	7.6	.48	5.7	.80
Median Education Level (+)	12.4	.33	12.3	.17	12.4	.33	12.4	.33
Deterioration Potential								
% Homes > \$35,000 (+)	0.9	-.72	0.4	-.81	1.2	-.67	2.6	-.43
% Homes < \$15,000 (-)	0.3	.73	1.0	.65	0.2	.74	0.4	.72
% of Rental > \$200 Month (+)	15.7	.15	2.0	-.71	40.8	1.73	12.5	-.05
% of Rental < \$100 Month (-)	10.9	-.02	6.8	.32	1.5	-.77	7.9	.23
% Vacant (-)	0.7	1.31	3.4	-.77	0.7	1.31	2.7	-.23
% Overcrowded (-)	8.5	-.10	9.0	-.19	12.2	.73	6.8	.19
% Pre-1950 Constructed (-)	2.0	.72	2.0	.72	1.0	.75	2.0	.72
Average Adjusted Z Score								
Existing Condition		.54		-.67		.92		.37
Deterioration Potential		.30		-.11		.77		.16

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* Department of Social Services

Note: All Items 1970 Census

APPENDIX 4 - SANTA CLARA CENSUS TRACT DATA

Neighborhood Classification System

INDICATOR	CENSUS TRACT		CENSUS TRACT		CENSUS TRACT		CENSUS TRACT	
	5054.01		5054.02		5055		5057	
Existing Conditions	Raw Score	Z						
Median House Value (+)	21,400	- .45	23,200	.13	23,800	.32	20,100	- .86
Median Contract Rent (+)	168	.72	146	- .09	132	- .61	137	- .42
% Owner Occupied (+)	65.5	.56	60.1	.30	59.2	.26	37.6	- .78
% Living in Same Unit Five Years Ago (+)	44.9	- .24	46.8	- .06	59.3	1.07	45.0	- .23
Median Family Income (+)	12,250	.33	11,200	- .20	11,900	.16	9,550	-1.02
*% Receiving Public Assist. (-)	12.0	- .25	7.1	.57	7.1	.57	11.9	- .23
Median Education Level (+)	12.3	.17	12.3	.17	12.2	.00	12.2	.00
Deterioration Potential								
% Homes > \$35,000 (+)	1.2	- .67	0.7	- .76	8.1	.52	5.7	.10
% Homes < \$15,000 (-)	7.6	- .14	1.5	.59	3.1	.40	20.2	-1.66
% of Rental > \$200 Month (+)	29.5	1.02	5.8	- .47	2.4	- .68	5.5	- .49
% of Rental < \$100 Month (-)	5.8	.41	12.1	- .12	13.6	- .24	17.2	- .55
% Vacant (-)	1.2	.92	1.4	.77	1.9	.38	2.8	- .31
% Overcrowded (-)	8.3	- .06	6.0	.32	3.9	.68	2.7	.88
% Pre-1950 Constructed (-)	18.0	.07	5.0	.60	19.0	.03	42.0	- .90
Average Adjusted Z Score								
Existing Condition		.19		.12		.38		- .51
Deterioration Potential		.22		.13		.16		- .42

* Department of Social Services

Note: All Items 1970 Census

APPENDIX 4 - SANTA CLARA CENSUS TRACT DATA

Neighborhood Classification System

INDICATOR	CENSUS TRACT		CENSUS TRACT		CENSUS TRACT		CENSUS TRACT	
	5058		5060		5061.02		5061.03	
Existing Conditions	Raw Score	Z						
Median House Value (+)	22,100	-.22	22,400	-.13	24,300	.48	27,300	1.43
Median Contract Rent (+)	151	.09	131	-.64	215	2.44	174	.94
% Owner Occupied (+)	73.1	.93	73.9	.97	55	.05	73.5	.95
% Living in Same Unit Five Years Ago (+)	58.4	.99	67.8	1.85	59.0	1.05	54.0	.59
Median Family Income (+)	11,550	-.02	12,100	.26	14,800	1.61	13,400	.91
*% Receiving Public Assist. (-)	7.0	.58	9.2	.22	4.1	1.07	5.4	.85
Median Education Level (+)	12.4	.33	12.2	.00	12.7	.83	12.7	.83
Deterioration Potential								
% Homes > \$35,000 (+)	1.0	-.71	1.7	-.59	9.2	.71	9.2	.71
% Homes < \$15,000 (-)	1.3	.61	4.2	.27	0.6	.70	0.2	.74
% of Rental > \$200 Month (+)	5.7	-.47	8.4	-.31	63.4	3.15	23.2	.62
% of Rental < \$100 Month (-)	4.8	.50	16.8	-.26	1.5	.77	1.1	.81
% Vacant (-)	1.6	-.31	1.8	.46	**2.4	.00	1.5	.69
% Overcrowded (-)	2.6	.90	5.9	.34	5.3	.44	5.4	.42
% Pre-1950 Constructed (-)	30.0	-.44	23.0	-.13	4.0	.64	1.0	.75
Average Adjusted Z Score								
Existing Condition		.38		.36			1.07	.92
Deterioration Potential		.01		-.03			.92	.68

* Department of Social Services

** Special Adjustment

Note: All Items 1970 Census

APPENDIX 4 - SANTA CLARA CENSUS TRACT DATA

Neighborhood Classification System

INDICATOR	CENSUS TRACT	MEAN \bar{X}	STANDARD
	5051	Z	DEVIATION
Existing Conditions			
Median House Value (+)	19,400	-1.08	22,800
Median Contract Rent (+)	116	-1.19	148.5
% Owner Occupied (+)	62.5	.42	53.9
% Living in Same Unit Five Years Ago (+)	51.5	.36	47.5
Median Family Income (+)	9,800	- .90	11,590.5
*% Receiving Public Assist. (-)	7.6	.48	10.5
Median Education Level (+)	12.1	- .17	12.2
Deterioration Potential			
% Homes > \$35,000 (+)	1.1	- .68	5.1
% Homes < \$15,000 (-)	13.6	- .86	6.4
% of Rental > \$200 Month (+)	1.4	- .75	13.3
% of Rental < \$100 Month (-)	24.1	-1.13	10.7
% Vacant (-)	2.3	.07	2.4
% Overcrowding (-)	5.7	.37	7.9
% Pre-1950 Construction (-)	38.0	- .73	19.8
Average Adjusted Z Score			
Existing Condition		- .30	
Deterioration Potential		- .53	

APPENDIX 4

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